

Minutes
Clayton Planning Commission Meeting
Tuesday, June 26, 2018

1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Chair Carl Wolfe called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton, California.

Present: Chair Carl Wolfe
 Vice Chair Bassam Altwal
 Commissioner A. J. Chippero
 Commissioner Peter Cloven
 Commissioner William Gall

Absent: None

Staff: Community Development Director Mindy Gentry
 Assistant Planner Milan Sikela, Jr.

2. ADMINISTRATIVE

- 2.a. Review of agenda items.
- 2.b. Declaration of Conflict of Interest.
- 2.c. Commissioner Chippero to report at the City Council meeting of July 17, 2018.

3. PUBLIC COMMENT

None.

4. MINUTES

- 4.a. Approval of the minutes for the May 22, 2018 Planning Commission meeting.

Commissioner Gall moved and Commissioner Cloven seconded a motion to approve the minutes, as submitted. The motion passed 5-0.

5. PUBLIC HEARINGS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

- 7.a. **GPA-01-17, City of Clayton.** Review of the Fiscal Year 2018-2019 Capital Improvement Program Projects for Conformity with the Clayton General Plan.

Director Gentry presented the staff report.

Commissioner Gall had the following questions:

- Is the Pine Hollow Road improvement project connected with the six-lot Verna Way Residential Subdivision? Director Gentry responded that the two projects are stand-alone projects and are not related to each other.
- Regarding the project involving the front door of City Hall compliant with ADA requirements, my understanding is that a half-circle of glass will be installed at the top of the opening which will allow a regular store front door design; how will that automatic door system work? Director Gentry responded that a mechanical door system will be installed with an automatic door opener push button. This automatic system will replace the heavy winery doors and will provide City Hall with ADA-compliant front door system.

Vice Chair Altwal had the following questions and comment:

- Regarding the project involving the front door of City Hall compliant with ADA requirements, the \$35,000 amount seems exorbitant. I have seen automatic door systems installed for approximately \$5,000. Director Gentry indicated that there are electrical issues related to the new automatic door system and the custom glass that needed to be created for the project resulted in a higher cost for the project. Director Gentry clarified that the Planning Commission's review of the Fiscal Year 2018-2019 Capital Improvement Program (CIP) Projects is for conformity with the Clayton General Plan rather than a review of the costs of the CIP Projects.
- Based on my experience with ADA-related issues, it has come to my attention that the word "handicap/handicapped" should not be used and instead the term "person/persons with disability" since they are a person first and disabled second.
- I would rather see turf installed at the Clayton Community Park.

Chair Wolfe inquired how the work for the CIP Projects is contracted out. Are there bids submitted to the City by different contractors? Director Gentry responded that the City Engineer issues bid specifications, receives bids in response to the issuance of bid specifications, and then the City has to choose the lowest bidder.

Commissioner Chippero inquired if the teams that play at the Clayton Community Park pay for use of the fields? Director Gentry indicated the teams pay a reduced cost which helps offset the costs for improvements to the Clayton Community Park.

Vice Chair Atwal inquired, does the City have an ADA Transition Plan? Director Gentry responded that, yes, the City has an ADA Transition Plan in place.

The public hearing was opened.

Marci Longchamps, 3001 Coyote Circle, thanked Vice Chair Atwal for the information regarding using the terms “person/persons with disability” rather than “handicap/handicapped”.

The public hearing was closed.

Vice Chair Atwal moved and Commissioner Gall seconded a motion to find the City’s Capital Improvement Program Projects for the Fiscal Year 2018-2019 are in conformity with the Clayton General Plan and there is no possibility this finding may have a significant effect on the environment. The motion passed 5-0.

8. COMMUNICATIONS

8.a. Staff

None.

8.b. Commission

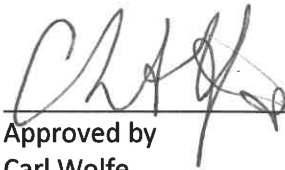
None.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:18 p.m. to the regularly-scheduled meeting of the Planning Commission on July 10, 2018.



Submitted by
Mindy Gentry
Community Development Director



Approved by
Carl Wolfe
Chair